G R S [X 5]

Previous references

Preserve

Old File No 157-18

1918.

(Serial No. 1

Later references

16/4/19

GENERAL AND REVENUE SECRETARIAT

Serial No.

Part B for March 19

SUBJECT

Proposals for the formation of a Firm of Architects and Engineers in Bangalore

To The President of the City Municipality
" D.C. of District
" President of Bangalore Mily Cantt. D.C. Headquarters
" Presidents of Dt Boards
" & the President of M.P.S.

See Nos. D.W. 291-358 & 3 Jan 19
M. K.G.S. - 526

Director that all Municipalities of Dt Boards should Consult, wherever possible, Firms and Engineers in Bangalore City as regards to be instructed by them, the to be had, to the forms for such Consult be framed by Govt from

D 1250-GPB-80,000-8-1-19

(Informal)

(For disposal at an early meeting)

No C 739

17/Oct/1918

GENERAL AND REVENUE SECRETARIAT

Council Matter

SUBJECT

Proposal for the formation of a firm of Architects and Engineers in Bangalore.

RE-CIRCULATED TO THE MEMBERS OF COUNCIL

By Order,

C S Balasundaram

16th June 191 8
13th Sept

Chief Secretary to Government

Extraordinary Member of Council

First Member of Council

Second Member of Council

Extra Member of Council.

GPB—1 000—28 8 14

Approved

No 82

GPB—1,000—21

MYSORE P. W. DEPARTMENT.

TO THE DEWAN OF MYSORE

FOR ORDERS

—o—

I submit a note prepared by - - Mr D'Cruz for the formation of an Engineers' firm in Bangalore for favour of your consideration

2 I further append a note showing to what extent Government may give concessions to a firm of respectability and standing to make a start, which is badly needed at the present moment I have consulted the persons enumerated at the commencement of my note before I formulated my suggestions

3 The favour of your instructions in the matter is solicited

Offg Secretary to Government,

Public Works Department

Camp Mysore,

27 April 1918

J R

The need for a firm of this kind has been felt in the State A local contractor who made an attempt to start one a few years ago failed in the enterprise.

The papers may be brought up at an early meeting of Council

8 6·18

7 mo 1638

The Chief Secretary to Govt

- 8 REV. SEC.

19 JUN 1918

12/6/18

65530

C S.

Circulate.

14/6/18

G R S [III-2]

General and Revenue Secretariat	File No	of 191
	Serial No	

D O No 3

General and Revenue Secretariat,

Bangalore, 3rd August 1918

Dear Sir,

I am desired to request that the Council case noted in the margin which was referred to you on the 12th July 1918 for putting up a draft in accordance with the instructions of the Council may be kindly worked up and returned to me very early for placing it before the next meeting of the Council.

Formation of a firm of Architects and Engineers in Bangalore.

I am also to enquire whether the question of permanent rank of Mr. B.B.Garudacharya has been taken up for consideration in accordance with the instruction of the Council dated the 1st June 1918 and if so, in what stage the question stands now.

Yours sincerely,

C S Balasundaram

S. Cadambi, Esq., B.A., L.C.E.,

Chief Engineer in Mysore.

NOTE:- Contn sheet

Informal

A + 4

Subject.-

Proposals for the formation of firm of Architects and Engineers in Bangalore.

Opinion of the Council.

Note

The order is generally approved. The order will be further revised under the directions of Extra Member when issue

CBJ
19/9/18

Issue
19/9/18

Forwarded with compliments.
to the P.W.D. Secretary to Government,
for necessary action.

CBJ
19/9/18.

21/9/18

5

No 282

Submitted to the Extra Member of Council with two drafts (one, a G. O. to issue from the P. W. Department and the other a circular to issue from the Revenue Department) for favour of approval, before transmitting the papers to the Chief Secretary for being placed before the Council.

Offg Secretary to Government,
P. W. Department.

Bangalore,
3rd September 1918.

No 267

Submitted to the Second Member of Council in accordance with the Council Resolution dated the 19th September 1918.

2. The draft has been scrutinised by the Assistant Secretary, Legislative Branch, and the small modifications suggested by him have been incorporated in the draft.

Secretary to Government,
P. W. Department.

Bangalore,
20th January 1919.

V.W.S.

As instructed in Council on the 19th September 1918, the drafts may now issue in the Secretariats concerned.

G R. S. III-2]

General and Revenue Secretariat | File No. of 191 .

Serial No

For orders whether the draft O.M. may issue from Rev. Sect.

Reference is invited to the remarks of the 2nd member (now Dewan) on page 1 and also to the connd Resolution on page 6 and to the general alterations of the connd draft.

7/2/19

There does not appear to be any objection to issue the O.M. from the Rev. Sect. It is a circular to all Mkts & Sub-Regrs regarding the facilities that will be available under the G.O. issued in the P.W. Sect. dd. 5/2

For perusal & orders.

7/2

Rev. Sect.

The draft G.O. has been issued in the P.W. Sect. on the 5th inst.

For perusal and instructions regarding the issue of the O.M. in the L.T. Branch.

Temp. Member & Dewan.

13/2/19

There is a question of form. There is no harm in sending an O.M. in the L.T. Branch. It will be more in conformity with the Land & Municipal & District Boards Act if the Deputy Collr's Stations may not be specified.

WD A 1789—GPB—50 000—20-8-18—S.

Members have been advised in para 5 of the G.O. to consider the question of framing suitable bye-laws to give effect to the scheme.

7/2/19

4709
18-2-19

NOTE—Contn. sheet.

G R. S. III-2]

General and Revenue Secretariat | Mil File No. 157 of 1918.

Serial No.

Issue

19.2

Please correct the address portion before issue

1 To The Presidents of New City W Ch & B & surgeon
D C J & Dirs
President of the Sangeri, Kennly-
ton & Okodan
Presidents of St Bs
the President K-G-T

Directs that all members of St Bds should Consult, wherever possible, firms of Architects & Engineers in the Bangalore City, ~~in Scale of fees to~~ as regards the works to be undertaken by them in Scale of fees to be paid to the firms for such Consultation will be fixed by Govt from time to time

VTB—Contra. sheet.

JWD A 1789—GPB—60 000—20-8 18—S.

No 550 Dated 8 October 1917

GPB—1 003—19-12-14

MYSORE P. W. DEPARTMENT.

TO THE DEWAN OF MYSORE
FOR INFORMATION

Subject - Establishment of a firm of Engineering Contractors

++ ++

I invited suggestions in January last, from Mr Lakshminarasappa and Mr Marker as to the practicability of inducing some well-known contractors to establish a private firm of "Engineering Contractors" both in the Cities of Bangalore and Mysore, so that private builders might have the advantage of getting cheap designs and accurate estimates prepared for them at reasonable charges. In order that such private bodies might work with enthusiasm, it was also stated that Government would be moved to subsidise such firms for some years or grant them bonus for one hundred designs submitted by the firms in the first instance.

The two Engineer Officers were asked to draw up a scheme for consultation

with the Executive Engineers and others reported that -

(i) In order that all private builders might requisition the help of such firms, the latter must consist of efficient and qualified men commanding the confidence of the public.

(ii) The income to the firm from this source must be adequate to maintain a competent staff.

(iii) The average monthly expenditure, however, on building works in the whole of the Mysore City ascertained from the Municipality was too small to admit of a good margin of profit to the Engineering Contractors, so that they might set up private practice.

(iv) As all the private builders would not, of their own accord, avail themselves of the services of the private firm, the Municipality should pass a bye-law that licenses for buildings would not be granted unless designs were obtained from the firm of contractors recognised by them, and

(v) Above all, the proposal should not be regarded by the public as adding one more restriction to the

existing ones or to their hardship.

3. There is not sufficient demand in/ Bangalore or Mysore for a proper Engineering firm to work with profit and the question therefore may be held in abeyance for the present.

Secretary to Government,
Public Works Department.

Bangalore,
6th October 1917

1 File (7 & 2 PG)

ROUTINE NOTES

[To be used only for notes requisitions etc not intended for permanent record]

D 8900
G

Letter No. 5912 & 2nd May 1918 from the Secy. to Govt. Civil Department Public Works Bangalore -- Submitting a memo on the question of grant of form of Architects & Engineers Bungalow & Streets lights of Gas in the Mall

This reference has to be dealt with in Br IV of the G.R.S on the P.W Secs -

Br IV may be consulted in the first instance Secy

Yes 9/5/18

This appears to be a question

H.S.D. Should not this go to Br II?

WM 10/5

N B —Should routine notes be written on small slips the notes must be copied or slips pasted on this form

G.R.S. III–3]

ROUTINE NOTES

[To be used only for notes, requisitions, etc., not intended for permanent record.]

to be worked up into Rly Schemes requiring consultation of the local bodies where necessary. May be transferred to P.W.D

7/5/18

Submitted for perusal to the prin of Architects and Engineers proposed to be inaugurated to attend & assist mchps and St Boards also in the execution of the important schemes the local bodies undertake, Copies of the memo by Mr D'Cruz may be circulated to Chairmen St Boards and Presidents of important mchps and their views obtained

The chief Engineer may also be requested to peruse first & to have his views on the matter & suggestions regarding the best way of giving management to the Firm.

There can be no doubt that the proposals contained in the memo are very useful and will go a long way to help the P.W.D & no doubt but if a Firm is established on a proper basis

N B —Should routine notes be written on small slips the notes must be copied or slips pasted on this form

GBS III—3]

Routine Notes.

[To be used only for notes, requisitions, etc., not intended for permanent record]

L Mus 1638-07

its relation to the Food and other Govt Departments being suitably defined

MC 14 5 18

Robert)

Action may be taken as suggested in the last Secy's note.

2nd member) hm 21.5.18

122 21 5 18

I am pleased with the Draft

as [illegible]

6146 22 5 18 Dewan) hm 22 5 18 MC

N B —Should routine notes be written on small slips the notes must be copied or slips pasted on this form

W D 84—GPB—60 000—20 7 16

8900

From The Executive Engineer's Office,
City Drainage Project,
Bangalore, dated 2nd May 1918

To

The Executive Engineer,
City Drainage Project,
B a n g a l o r e

The Chief Secretary,
to the Government
of His Highness the Maharajah of Mysore,
B a n g a l o r e

Through

The Honorary President,
City Municipal Council,
B a n g a l o r e.

S i r,

I have the honor to submit a memo on the inauguration of a firm of Architects and Engineers, Bangalore and to solicit the orders of Government on the same

Situated as I am with a large family of girls and with no means except my earnings to live on, it is not possible for me to start a firm, the income of which must be uncertain for a year or two, unless I get a retaining fee as noted in the memo from the Municipalities or from Government

I have the honor to be,
Sir,
Your most obedient servant,

B C.E , A M.T P I (Eng)

Forwarded
Hon'y President

Note on the inauguration of a firm of Architects and Engineers in Bangalore

---

The need for the undertaking

Existing conditions

At present very few persons even when their tastes are cultivated and realise the advantage of employing trained architects, take competent professional help in getting suitable designs, plans and estimates for houses they wish to build The common practice is to get a plan drawn by the cheapest draftsman to meet the requirements of the Municipality in the matter of securing a license to build and as soon as the license is granted, the work is entrusted to petty contractors or task workers. It is not possible for the Municipalities concerned to arrange for a proper scrutiny of the plans and necessary revision The Municipal Engineer is already over burdened with other work The Municipality has no special agency to examine the plans submitted in detail from an architectural or engineering point of view There is thus no detailed scrutiny as to material employed, nature of floors and roofs, proportion of the various parts, sanitary requirements, scantlings or of the aesthetics of a building generally, and as the task worker or petty contractor has no idea but to make as much money out of the job as he possibly can, he does his best to take advantage of his employer in every respect The work before it is half

completed, owner to ... stand-still owing to the estimate, if there be one being exceeded and the would-be owner is driven to borrow, with borrowed money and possibly one or two changes of his task worker he manages, however imperfectly to finish his house and finds that the result has been extremely costly and unsatisfactory and his investment a dead loss. He realises that neither a market price, a rental value nor the convenience or pleasure expected in a new house has been attained. In a few years, he finds that the annual cost of maintenance steadily rises and his house becomes more an encumbrance than a pleasure to possess Yet people who are driven by necessity to build won't willingly pay a fee of 2½ per cent to have a well designed and well-built house, to be rid of the worry incidental to building and to save themselves loss due to their employing incompetent and unreliable tradesmen and petty contractors. The fact of the matter is that they have no idea of the help an architect can be to them and believe they could save considerably by superintending their own building and find only too late that they have wasted their money instead. They have no idea of engineering or of architecture as differentiated from ordinary building. They cannot realise that even a hut can be made architecturally pleasing and a well designed and well built house has a higher market and a rental value, apart from the

convenience and pleasure it affords than one ill-designed and ill-built They have no spirit of emulation in building because they have no means for expressing it.

The Municipalities on the other hand wish to improve sanitary and building conditions generally in the city, in their costly extensions, in their street improvements, in their junctions and squares and along their main thoroughfares but these objects are imperfectly attained as they have not the agency required for the purpose and moreover lack the courage to meet the cost of rendering any special assistance that may be required by charging a small fee and employing architects As it is, except the maintenance of roads and the conservancy of the city, all professional work relating to more important schemes falls on the shoulders of Government As it is impossible for the Municipalities to expect any technical assistance from their limited staff, some special facilities have to be created to enable the Municipalities to obtain the help of a consulting Engineer and Architect to advise them on civic matters, water supply sewerage, town planning, city improvements and architecture, outside the ordinary duties of their Engineer In this way they will be able to do without the direct professional help of the Government P W D on which they are now dependent for carrying out their schemes with the attendant de-

delays and Enterference with other work

It is dawning on Municipalities that town planning besides being a fine art is also a science and apart from the pleasure afforded by a well planned extension, there is an appreciable saving of public money in laying it out on economic lines with the added advantage of sanitary conditions, public convenience, communal pleasure and private comfort There can be no doubt that if some effort is made to stimulate self-help on the part of Municipalities in these matters and to wean them of their dependence on Government they would very willingly employ consulting Engineers and take more real interest in civic improvements The Municipalities of the Madras Presidency willingly pay Rs 100 a day to a town planner but where they waste money is in the surveys and levels in connection with their proposed extensions what should take a week or two is dragged on by a temporary surveyor for six months and yet the result is most unsatisfactory The surveyor does not know exactly what the town planner needs Accurate city surveys are not possible to execute or to check owing to a want of men and officers specially trained for the work.

District Boards

The District Boards have no reliable agency for checking the schemes and estimates got up whether they refer to tank, road, well or building, and they have to get Government help in this direction in regard to their larger schemes, and to

trust to the efficiency of lay supervision in case of their minor schemes In the execution of their major schemes they are charged 17½ per cent on their estimates by the P W D as a ~~xxxxxxxxxxxx~~ contribution towards Government supervision and their works are naturally relegated to a very backward position in the regular operations of the department Under present conditions no other results are possible than that much of the money spent should be wasted for want of correct plans and estimates and ready professional advice and scrutiny ~~xxxx~~ and that there should invariably be delays in the execution of the most ordinary works

Advantages of a firm of architects to the general public

That private parties would be glad to have an agency which they can trust to rid them of all the worry, inconvenience and material loss at present connected with private building operations in cities is certain provided they are assured that the help rendered them by an architect is substantial and cheap for the fees charged There is therefore a need for a firm of Engineers and Architects although that need is at present subconscious The public do not know than an architect can, after taking their requirements, draw the requisite plans, frame their estimates and specifications, obtain their licenses to build, advertise or call for tenders and recommend a trust-worthy contractor willing to undertake the work at reasonable rates, furnish a ~~xxxxxx~~ contract deed to legally

bind ~~xxxxxxxx~~ the contractor, appoint or recommend a suitable clerk of works or qualified maistry, inspect the work at various stages from foundation to roof, advise as to alterations or modifications in course of construction, check and certify as to correctness of measurement and settle disputes between builder and contractor, prevent law suites and generally, look after the interests of the work, all for a fee of from 2½ to 5 per cent Such a firm would be of material help to the Municipalities concerned, in seeing that the aesthetic requirements of extensions and main roads are properly satisfied and all newly allotted sites built upon within a reasonable space of time on a regular well-arranged plan The firm would also be of use in organising an association of building contractors, training local people in building and architectural work and creating facilities for obtaining labour, skilled and unskilled, materials, etc

Need for Government assistance and support for the undertaking to be successful in the commencement

The reasons enumerated above make it ly clear that there is an urgent need for a reliable private firm of Engineers and Architects, but having regard to the natural reluctance on the part of the people to spend money in the way of fees for services the value of which they are not in a position to recognise, and also to the tendency of Municipalities not only to depend upon the Government but also to fight ~~xxx~~ shy of measures of improvement that are likely to meet with some opposi-

opposition in the commencement, it will be very difficult for such a firm to establish itself, unless it started with a substantial degree of Government patronage and support The existance of such a firm would enable Government to materially relieve the P W D from many of the less important Municipal and the District Board Works and the Government would be justified, when there are such facilities, in insisting upon Municipalities and District Boards not coming to them for works they can themselves take up As soon as Government are satisfied that the constitution of the firm conveys a reasonable assurance that it will be able to afford all necessary help with regard to town planning, building construction, surveys, water supply and sewerage schemes, Municipalities and District Boards should be informed that they cannot expect Government assistance in respect of works which the firm can attend to It is not intended that any monopoly should be given to any particular firm nor that such recognition should in any way place it within the power of that firm to exploit the public in their own interests Against all such possibilities effectual safeguards can be provided But what is essential is, that the firm should receive a due measure of support from Government at the very outset In the beginning, the operations of the firm may be confined to the

cities and the District Boards of Bangalore and Mysore This firm may develop itself and carry on its operations in other parts of the State also, as the experiment proves successful, or, other firms may be started

Details of the scheme

The firm proposed to be started on the advice and patronage of Government is intended to meet the requirements of all parties, to materially help the private builder, to get up Municipal and District Board schemes in a manner suitable to be placed before Government and to relieve Government of their responsibilities with regard to the professional part of Municipal and District fund works

The works to be handled are as below and rates charged are as noted in the margin

Fees

1 According to labour involved, lump sum

2 Rs 20 per acre

3 a 2 per cent on estimate or actual cost of construction whichever is less
b 2 per cent

4 On claim, ranging from 2 per cent and upwards

5 Rs 15/- an hour

6 2½ per cent on transaction

For private parties

(1) Surveys of private properties, (2) Engineering of private enterprises in town planning and in speculative building, (3) (a) plans estimates and specifications for houses to be built, (b) supervision of building construction including selection of contractor and ~~xfm~~ of a suitable clerk of works and measuring work done, (4) arbitration and settlement of disputes between builders and contractors, (5) consultation and professional advice and (6) house agency

For Municipalities

1 From 6 to 12 Rs. an acre according to ground

2 Including surveys, levels, 15 to 20 rupees an acre

(1) City surveys with contours, (2) town planning and improvement schemes with estimates (3) (a) drainage and (b) water

3 2 to 3 per cent on estimate or actual cost of construction which ever is less and

b one per cent

4 According to labour and about 1 to 2 per cent

5 Rs 300/- for both

supply schemes, (4) arbitration and assessing in case of valuation of property (5) duties of consulting Engineer and Architects to the Bangalore and Mysore City Municipalities with a retaining fee with regard to proposed schemes and works in progress

For District Boards

1 10 to 15 per cent on estimate or actual cost

2 Rs 50 a day

3 5 to 10 per cent according to magnitude of work

1 Investigation, preparation and supervision of schemes hitherto done by Government for Local Boards with surveys, plans, estimates and specifications, (2) consultation with regard to sinking of wells, public buildings, village improvements and works in progress, (3) plans, estimates and specifications for roads, bridges, tanks, buildings included under (1)

Organising with the co-operation of Deputy Commissioners and Municipal Presidents firms of builders and contractors on a co-operative basis at each district head quarters for undertaking district board and Municipal works costing Rs 5000 and above Studying the local market, cost of materials, labour, etc, and submitting to Government annually a schedule of rates based on a 15 per cent profit scale Undertaking with the co-operation of some of the best local contractors the execution of works costing one lakh of rupees a year

Establishment

For the present

The firm at present will consist of Mr J E A D'Cr - who has considerable

experience of P W town planning, drainage, water supplies and of Municipal works and Miss B L M D'Cruz and, as the work grows, will admit one or two Engineers or Architects as partners

1 Assistant	on	Rs 120
1 Draftsman	on	100
1 Assistant Draftsman	on	50
3 to 6 surveyors specially trained	on	50 each
1 Clerk and accountant Besides lascars and peons	on	Rs 30 to 50

Net profit

30 per cent reserve fund
15 per cent tools and plant
15 stationery and contingencies
40 per cent to be divided with staff

The firm will be on a co-operative basis so that a portion of the net profits, after allowing a living wage of Rs.500 for the partners of the firm and for a reserve fund, will be distributed according to salaries among the several members of the firm

Tools and plant

Levels, plane tables, chains, mathematical instruments will be partly borrowed from the Stores and Stationery Department with permission of Government and returned when new instruments are procured

Stationery

Stationery will be taken from the Stationery Department and paid for at cost price with Government permission

Staff

Draftsman Venkatarama Iyer
Head Surveyor D Krishna Rao
Assistant Draftsman Sivappa

The firm will look to Government for the services of 3 subordinates noted in the margin being loaned to it, till suitable men are procured and trained Surveyors will be obtained from the Engineering Schools and trained to the work

IV Government Municipal help sought

To start the firm the following help is solicited from Government and the Municipal and the District Boards

(i) An order appointing the firm for 3 years as Consulting Engineers and Architects to Bangalore and Mysore City Municipalities with a retaining monthly fee of Rs 300, 200 for Bangalore and 100 for Mysore

(ii) An order to transfer all Municipal schemes pending with the Sanitary division to the firm, so that, in future the Sanitary Division may confine itself to scrutinising schemes submitted and work done

(iii) An order of Government recommending the employment of the firm by the Municipalities and District Boards in connection with their schemes

(iv) A resolution by the Bangalore Municipality that the firm is appointed as their recognised architects and engineers and that all plans and estimates to accompany future applications for license to build, where the cost exceeds a limit to be fixed by the Municipal Council, should be got up for parties applying, by the firm

(v) In consideration of the retaining fee the firm will be bound to advise the Municipal Council upon all plans and estimates (other than private)to be approved by them

(vi) The patronage of Government in the forms of contracts to the extent of one lakh of rupees for execution of works yearly

Scheme for encouraging a private Firm of Engineers and architects in Bangalore for works in the Mysore State

The Scheme as drawn up by Mr. J. E A D'Cruz Executive Engineer, City Drainage works, Bangalore, is submitted in original.

2 The Scheme has been prepared in detail after careful consideration Messrs. Raja Sabhabhushana, B.B, K P Puttanna Chetty, Raja Sabhabhudranga B.B, Sreekanteswara Iyer, Rao Bahadur K Krishna Iyengar & Raja Silpavisarada B Subba Rao, were consulted informally & they are all of the unanimous opinion that the encouragement of the Firm proposed to be started is very desirable

3 The Scheme deals with the following matters - (1) the need for starting the Firm (2) the objects, (3) the establishment required, & lastly the concessions the Firm requires Specially from the City Municipalities of Mysore and Bangalore generally from all the District Boards & particularly from the Government It expects the two Premier Municipalities to pay the Firm a retaining fee of Rs 300/ per mensum in the proportion of Rs 200/- in Bangalore & Rs 100/ in Mysore as Consulting Engineers and architects It also expects these Municipalities to employ the Firm to prepare all projects

- for -

for town planning, City Improvements, drainage & water supply works in the cities, paying the prescribed fee in addition to the retaining fee

4 It may be mentioned here that almost all the Projects for these works are completed and there are no other works to be projected for in the near future in the two cities

5 The most important of works that the Firm can most profitably take up is the work of "Private parties There is extensive scope under this head, and if the Firm does good work it will not only establish itself, but will very soon find it necessary to enlarge The municipalities may be induced to recognise the Firm as "licensed authorities" to prepare and submit plans for ~~all~~ purposes of all municipal building licences or plans and estimates for any special works they may be in need of

6 The next promising fields for employment of the Firm are the Taluk and District Boards and municipalities So far hardly any of the District & Taluk Head Quarters have been improved or extended The Firm can very advantageously be employed to prepare projects, first, for all the District Head Quarters, & then, for the Taluk Head Quarters and other important towns in order of urgency, for improvement of existing towns, Opening out extensions wherever necessary and for drainage and water supply works.

works.

7 The fees prescribed for the different kinds of works and projects are fair and are recommended

8 The establishment required for the Firm, the scale of pay, & proposals for the distribution of net profits are all reasonable and are also recommended tentatively.

9 The loan of Surveying and mathematical instruments may be sanctioned temporarily for two years and the sale of Stationary at cost price may be allowed for one year at the start

10 As regards the loan of Staff from the Govt it is not desirable to bind them to a private firm like this. There are many retired Officials who have still work in them & whose services can very easily be secured by the Firm

11 In the last para of the scheme are enumerated 6 items of help that the Firm seeks from the Govt & municipalities

(1) Appointment of the Firm as consulting Engineers and Architects for the Bangalore and Mysore City Municipalities for 3 years &c

The Firm may be appointed for 2 yrs instead of 3 years, no retaining fee being paid but a minimum fee of Rs 200/ & Rs 100/ respectively per month being guaranteed from the two above Municipalities for work done by the Firm The paying of fixed "retaining fee" irrespective of work done is likely

to

to have a demoralising effect

(2) Transferring all municipal schemes pending with Sanitary Dists. to the Town Area

This is not desirable. The Sanitary Dist. is a Special Dist. maintained for this Special purpose and the necessity for its existence in its entirety will cease if the proposed transfer is accepted. The Town may at best be a supplement to this Dist., it being entrusted only with such powers as the Sanitary Dist. cannot conveniently get up in time. The Town must only be an auxiliary to Govt. agency in such matters but must not supplant it

(3) Issuing an order by Govt recommending the employment of the Town by the Municipalities and District Boards

This may be done

(4) The passing of a "Resolution" by the Municipalities appointing the Town as their recognised Engineers & Architects &c.

This may be done also, but the Town cannot be the sole Engineers & Architects for the municipalities. They cannot be free from the monopoly

At present there is no Legislation fixing the qualifications of persons who prepare plans for the private parties for purposes of "municipal licenses" &c & so the plans received in the Municipal Offices are prepared by

are prepared by Municipal and Surveyors Bye-laws may now be made fixing the qualifications of such persons and recognised as competent to furnish such plans and Estimates

(5) Obligation on part of the Town in consideration of the Retaining Fee No obligation is necessary (Vide remarks against item No (11)) The Town may be paid for all work done at the rates that may be approved

(6) Govt patronage in the form of sanctioning contracts to the extent of one lac of Rupees for execution of works yearly

This is easily done provided the Town can compete fairly well with the existing contractors Under equal conditions preference may be given to the Town

12 General remarks

There are two great drawbacks existing now -

(1) In the big Municipalities — A very large number of buildings are springing up in the Extensions So rapidly that the Engineering staff employed in the Municipalities cannot sufficiently scrutinise the plans submitted for sanction, much less find time for altering and modifying them, with the natural consequence that the buildings erected are not based on proper designs nor Public

Establish uniformity or any other
Consultant features about them The
Firm Can be of immense use in
Supplying Suitable designs for the
different parts of the city on a definite
and Comprehensive Scheme for the whole
city Any difference which the
Municipalities may have to make up
in the Firms monthly fee will be
more than compensated for by the indirect
help which it renders from the Firm in
developing the City with orderly and
well designed buildings in all its parts
(2) The Secretary D.T. is not sufficiently
large to prepare projects for the im-
provements of Dadi and Bandra Head
Quarters & also for other important
towns as fast as is desirable The
Firm will supply the difference

13 Conclusion

The Starting of the Firm is desirable
The Presidents of the two Premier
Municipalities are unanimously of
this opinion, and the Firm Cannot,
therefore, be Started too soon.
The Concessions asked for and re-
Commended as per details above may
be Sanctioned for 2 years tentatively
during which period it is hoped
that the Firm establishes itself well
& will not be in need of any special
patronage thereafter

23.6.18

26/6/18

PROCEEDINGS OF THE GOVERNMENT OF
HIS HIGHNESS THE MAHARAJA OF MYSORE.

P. W. Department.

Order No. dated Sep. 1918

With the rapid expansion of the Cities of Bangalore and Mysore, and many of the other towns in the Districts, a large number of private buildings are springing up every year in all of them, but (~~due to~~) want of sufficient guidance, the buildings are not properly designed, whether in point of Architecture or sanitation, and many unsuitable houses ~~springing~~ up.

2. The Municipalities hardly find time to scrutinise the plans submitted to them for license, and it is more than they can do to see that the houses built are properly ventilated and capable of effective drainage.

3. Private house-builders also labour under the disadvantage of want of technical assistance in constructing their houses. They are in the hands of petty contractors, many of whom have not the necessary technical knowledge to guide them, and very often land ~~them~~ in trouble.

4. The same difficulty is experienced by the minor Municipalities and District Boards, who wish to improve their towns but cannot afford to employ the necessary technical staff permanently. At present, they are greatly dependent on the Government P. W. Department, who hardly find time to attend to them and many town improvement schemes are, in consequence, put off indefinitely.

5. With a view to remove the above difficulties, and to secure some sort of architectural effect to ~~the towns~~ from the new houses being built in the cities and extensions, Government have resolved to encourage the formation of private firms of Architects and Engineers in the City of Bangalore.

6. The firms will be authorised to furnish private parties with designs and estimates for buildings, and also undertake the construction of them when required to do so, and the scale of fees to be charged by them for the various items of work will be fixed by Government.

7. The Municipalities will also be asked to consider the desirability of amending their bye-laws, so as to require plans, &c., sent up to them for licenses to be prepared by such firms.

8. The firms will, in addition, be ~~authorised~~ formed to advise Municipalities and District Boards, regarding works undertaken by them, such as town-planning, water-supply and drainage, furnishing them with designs and estimates and undertaking their construction when required on a scale of fees to be fixed from time to time.

9. The firms will be (authorised) to be established on certificates as to their eligibility from the Chief Engineer, Public Works Department, to whom all applications will be referred.

10. To encourage the early starting of such firms, Government have resolved, as a tentative measure for 2 years, to help them with a contribution equal in amount to the amount of fees earned by them in the performance of their business,

Offg Secretary to Government,
P.W.Department.

To

The Municipalities and District Boards in the State.

The Deputy Commissioners of Districts

The Heads of Departments.

The Secretaries to Government in all Departments.

THE PRESS TABLE.

Circular Memorandum.

Government having ~~authorised~~ the formation of firms of Architects and Engineers in the City of Bangalore, to advise private parties and public bodies in the preparation of designs and execution of works, it is the desire of Government that all Municipalities and District Boards should consult such firms as regards works to be undertaken by them. The scale of fees to be paid to the firms will be fixed by Government from time to time.'

11 9 15

Secretary to Government,
Revenue Department.

To

The Municipalities and District Boards
in the State.

PROCEEDINGS OF THE GOVERNMENT OF
HIS HIGHNESS THE MAHARAJA OF MYSORE.

P. W. Department.

Order No. P.W. 291-353 / M 1465-524 dated 5th February 1919

With the rapid expansion of the Cities of Bangalore and Mysore, and many of the ~~other~~ towns in the Districts, a large number of private buildings are springing up every year in all of them, but for want of sufficient guidance, the buildings are not properly designed, whether in point of Architecture or Sanitation, and the result is many unsuitable houses.

2. The Municipalities hardly find time to scrutinise the plans submitted to them for license, and it is more than they can do to see that the houses built are properly ventilated and capable of effective drainage.

3. Private house-builders also labour under the disadvantage of want of technical assistance in constructing their houses. They are in the hands of petty contractors, many of whom have not the necessary technical knowledge to guide them, and very often land their customers in trouble.

4.

4. The same difficulty is experienced by the District Boards and minor Municipalities, who wish to improve their towns, but cannot afford to employ the necessary technical staff permanently. At present, they are greatly dependent on the Government P. W. Department, who hardly find time to attend to them, and many town improvement schemes are, in consequence, put off indefinitely.

5. With a view to remove the above difficulties, and to secure some sort of architectural effect from the new houses being built in the cities and extensions, Government have resolved to encourage the formation of private firms of Architects and Engineers in the City of Bangalore, consisting of local professional men and contractors.

6. The firms will be authorised to furnish private parties with designs and estimates for buildings, and also undertake the construction of them, when required to do so, and the scale of fees to be charged by them for the various items of work will be fixed by Government. In intricate cases the Superintending Engineer of the Circle may help the firm, as well as the parties, to come to an understanding as to the quality of work and remuneration.

7.

7. City Municipalities will also be advised to consider the desirability of amending their bye-laws, so as to require plans, &c., sent up to them for licenses being prepared by such firms.

In the case of other Municipalities, the above object may be achieved by a special order passed to that effect.

8. The firms will, in addition, be permitted to advise District Boards and Municipalities, regarding works undertaken by them, such as town-planning, water-supply and drainage, furnishing them with designs and estimates and undertaking their construction, when required, on a scale of fees to be fixed, from time to time.

I.R. The remarks made in pencil against this para in the draft need not be incorporated, as in all cases where work is executed by the P.W.D. for District Boards, the designs will also be got up by the same agency. It is always desirable that works are to be executed by the same agency that prepares the designs.

9. The firms will be recognised on certificates, as to their eligibility, from the Chief Engineer, Public Works Department, to whom all applications will be referred.

10. To encourage the early starting of such firms, Government have resolved, as a tentative measure for 2 years, to help them with an annual contribution equal in amount to the amount of fees earned by them in the performance of their business, subject to a minimum of Rs 3,000 per annum, provided they have done satisfactory work

during the year. Government are prepared to grant these concessions to three firms during the year.

Secretary to Government,
P.W.Department.

To

The Municipalities and District Boards in the State.

The Deputy Commissioners of Districts

The Heads of Departments.

The Secretaries to Government in all Departments.

THE PRESS TABLE.

To file 3 copies of this circular 20/2

(3)

No 4170-19
Mdl 157-18-1 dt 3.3.19

CIRCULAR MEMORANDUM.

Government have recognized the [illegible] formation of firms of Architects and Engineers in the City of Bangalore, to advise private parties and public bodies in the preparation of designs and execution of works. It is the desire of Government that all Municipalities and District Boards should consult, whenever possible, such firms as regards works to be undertaken by them. The scale of fees to be paid to the firms will be fixed by Government from time to time

[See G O No PW 291-352 M 1463-524 dt 5th Feb 1919]

19.2.19

Secretary to Government,
Revenue Department.

To

~~The Municipalities and District Boards in the State.~~

1 The Presidents of the City Municipal Councils, Bangalore & Mysore

2 The Deputy Commrs of Districts for communication to the Town & Minor Municipal Councils

3 The Asstt President of the Srirangapatna Municipality thro' the Commr Kadur Dist

4 The Presidents of the Dist Bds & the President of the Sanitary Bd. K G F

[illegible] Copy to the Chief Engineer of Mysore for information

By Order

For Secretary

23/1/19

This be

1 Printed? ✓

2 treated as a standing order? ✓

3 ~~published in the Gazette English part~~?

4 ~~translated~~?

5 ~~placed at the disposal of the press~~?

6 ~~published in the Gazette Kannada part~~?